005.0	0003	0007.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	994,800 / 994,800
					USE VALUE:	994,800 / 994,800
					ASSESSED:	994,800 / 994,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
70	-72	CHANDLER ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MARINO PALMINA
Owner 2:	
Owner 3:	
Street 1:	P.O. BOX 62
Street 2:	
Twn/City:	WINCHESTER
St/Prov:	MA Cntry: Own Occ: Y
Postal:	01890 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 5,211 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1924, having primarily Vinyl Exterior and 2750 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5211.000	533,700		461,100	994,800
Total Card	0.120	533,700		461,100	994,800
Total Parcel	0.120	533,700		461,100	994,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 361.75 | /Parcel: 361.7

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	4890
GIS Ref	
GIS Ref	
Insp Date	10/14/17

!522!

PREVIOUS ASSESSMENT

Parcel ID: 005.0-0003-0007.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	533,800	0	5,211.	461,100	994,900	994,900	Year End Roll	12/18/2019
2019	104	FV	394,400	0	5,211.	489,900	884,300	884,300	Year End Roll	1/3/2019
2018	104	FV	394,400	0	5,211.	357,300	751,700	751,700	Year End Roll	12/20/2017
2017	104	FV	370,000	0	5,211.	311,200	681,200	681,200	Year End Roll	1/3/2017
2016	104	FV	370,000	0	5,211.	265,100	635,100	635,100	Year End	1/4/2016
2015	104	FV	329,700	0	5,211.	259,300	589,000	589,000	Year End Roll	12/11/2014
2014	104	FV	329,700	0	5,211.	213,200	542,900	542,900	Year End Roll	12/16/2013
2013	104	FV	341,000	0	5,211.	202,900	543,900	543,900		12/13/2012

PRINT

Date	Time
12/10/20	16:18:00

LAST REV

Date	Time
11/06/17	09:31:01
ekelly	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 522

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LESLIE GEORGE A	28047-563		1/2/1998		220,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/21/2013	914	Redo Kit	7,500					
1/30/2002	58	Redo Kit	10,000	C				RENOVATIONS TO KIT
4/23/1998	225	Porch	2,000	C				REPLACE PORCH
4/17/1998	221	Porch	2,000					REPLACE PORCH
3/6/1998	111	Dormers	3,000					19 FT 3RD FL DORME
1/13/1998	23	Redo Kit	5,000					REMODEL KITCHEN/BA

ACTIVITY INFORMATION

Date	Result	By	Name
10/14/2017	MEAS&NOTICE	HS	Hanne S
5/1/2014	External Ins	PC	PHIL C
7/10/2013	Info Fm Prmt	EMK	Ellen K
4/29/2009	Measured	197	PATRIOT
9/20/1999	Mailer Sent		
9/20/1999	Measured	197	PATRIOT
10/1/1981		KM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	4890
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5211		Sq. Ft.	Site		0	80.	1.11	1									461,065						461,100	

Total AC/HA:	0.11963	Total SF/SM:	5211	Parcel LUC:	104	Two Family	Prime NB Desc:	ARLINGTON	Total:	461,065	Spl Credit		Total:	461,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1924	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G14	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:	1	Rating:	Very Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:	1	Rating:	Very Good
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.03181815
Const Adj.:	0.98010004
Adj $ / SQ:	171.918
Other Features:	119500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	655686
Depreciation:	121958
Depreciated Total:	533728

COMMENTS

RECHK COND (FFL).

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	12	BRs:	6	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	2002
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	4	
1	5	2	
Totals			
2	12	6	

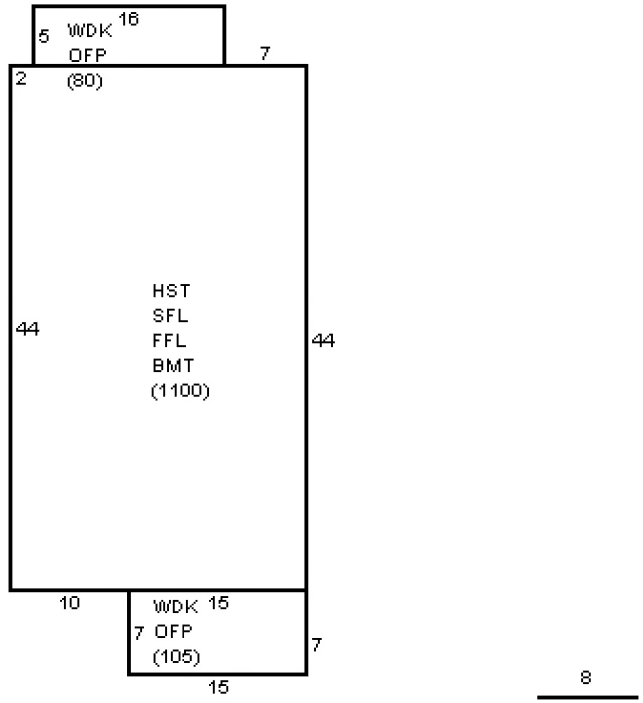
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	171.92
Special Features:	0	Val/Su Net:	126.47
Final Total:	533700	Val/Su SzAd	194.07

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,100	51.580	56,733
FFL	First Floor	1,100	171.920	189,110
SFL	Second Floor	1,100	171.920	189,110
HST	Half Story	550	171.920	94,555
OFP	Open Porch	185	24.910	4,609
WDK	Deck	185	11.180	2,068

Net Sketched Area:	4,220			Total:	536,185
Size Ad	2750	Gross Are	4770	FinArea	2750

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

005.0-0003-0007.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	